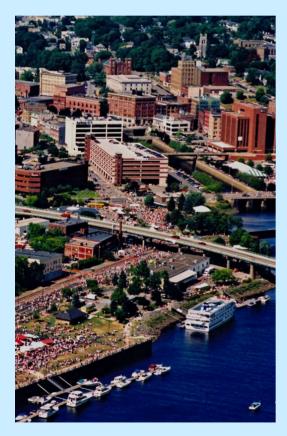


BANGOR WATERFRONT MASTER PLAN

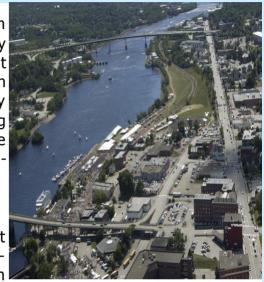
THE STAGE IS SET FOR SUCCESSFUL PRIVATE DEVELOPMENT



City of Bangor Department of Community and Economic Development 73 Harlow Street, Bangor, Maine 04401 (207) 992-4240

The Bangor Waterfront Master Plan evolved from a lengthy public input process, market feasibility studies, and recommendations from waterfront consultants and design professionals. The plan sets aside more than half of the 36 acres of City owned land, including the City's one mile long riverfront, for public recreation and open space use such as walking and biking trails, performance venues and a 12 acre public riverfront park.

Bangor's waterfront plan sets the stage for successful private development on the Penobscot River in an area that provides connectivity between downtown and the Bass Park recreation



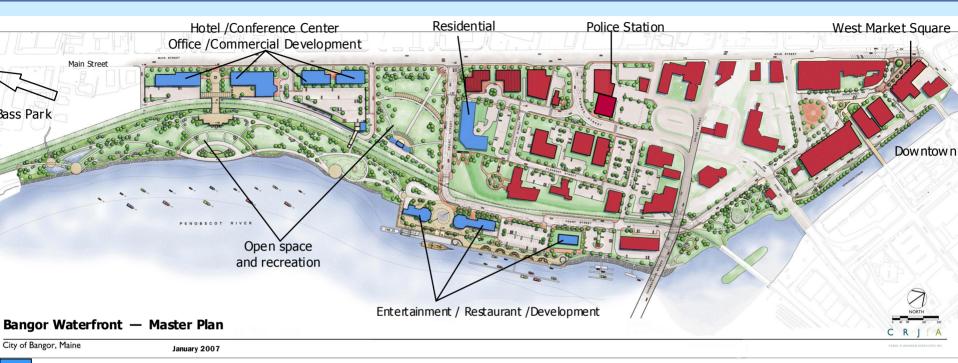
complex. Significant infrastructure, landscape, streetscape, and parking improvements are underway and will further strengthen the relationships between the waterfront and downtown ... already a 24/7 neighborhood and cultural hub for eastern, central, and northern Maine.

The Bangor Waterfront was critical to Bangor being chosen as host community for the 2002, 2003, and 2004 *National Folk Festival*, and to its successor, the *American Folk Festival*, which began in 2005. Throughout the year, residents of Bangor and surrounding communities demonstrate their excitement for the waterfront by using it for a variety of entertainment and recreational purposes.

The waterfront development will create year round visitor attractions and accommodations, conference facilities, residential complexes, unique retail shops, and offices in a waterfront park atmosphere. The City of Bangor invites your interest by contacting its Department of Community and Economic Development.



BANGOR WATERFRONT MASTER PLAN



= proposed new development









MAIN STREET DEVELOPMENT

- Conceptual new buildings on available building sites shown blue, existing buildings shown in red
- Proposed buildings have flexible uses and square footage, depending on private interest
- Hotel +/- 150 rooms and +/- 40,000 square feet of commercial/office space proposed
- Parking structure below and adjacent to buildings





Main Street Development Site



New Hollywood Slots Racino Facility

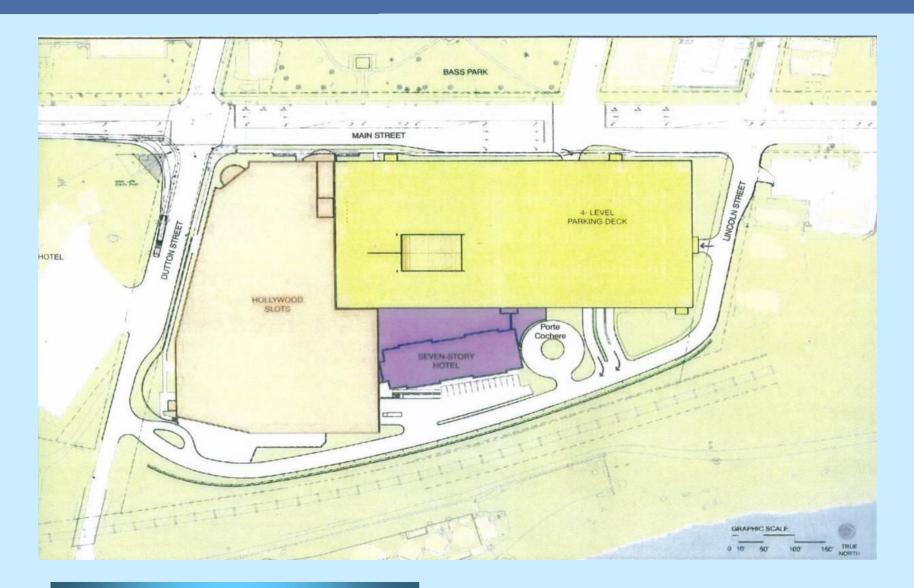
- The building will cover 7.8 acres on Main Street
- Projected \$131 million investment
- The new Hollywood Slots Facility will include a 150 room hotel, a 1,500 space parking garage, a lounge component, a 120 seat restaurant, a 250 seat buffet, and a retail component
- They will employ 490 workers with an annual payroll of \$15.6 million
- 2007 construction start, 2008 completion and opening



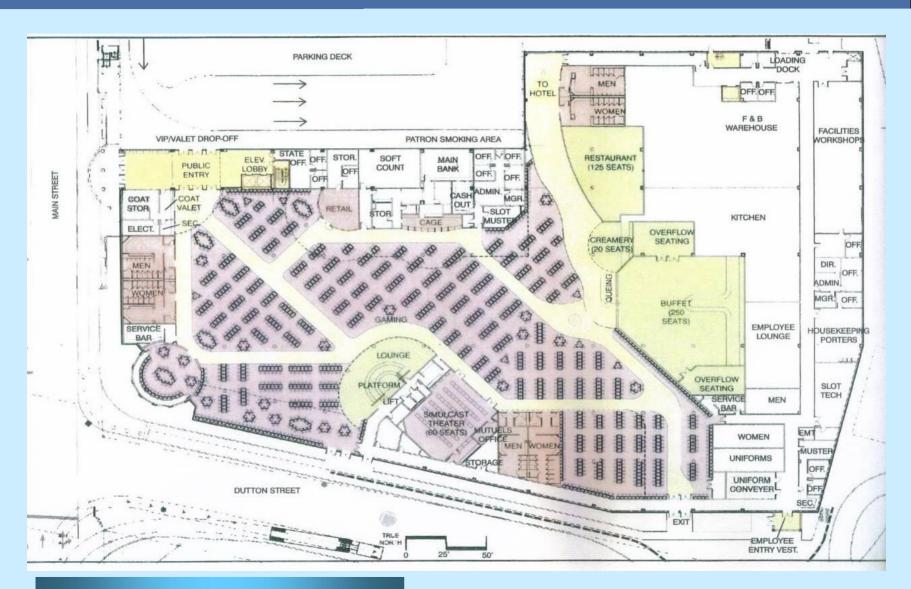
















RAILROAD STREET DEVELOPMENT

- Major waterfront gateway at Main Street
- Lower End of Summer Street will be closed
- New railroad crossing and street alignment completed
- New residential condominium development completed
- Direct view from Main Street to river
- Provides increased public parking





Railroad Street completed Fall 2004



Kinetic Sculptures and Gateway to Waterfront: Railroad Street





Railroad Street
Realignment, sidewalks, lighting,
landscaping completed







Somerset Development Company Waterfront Condominium Proposal

- Corner of Summer and Railroad Streets
- Five story complex including indoor parking
- 47 high-end residential condominiums
- Function and club rooms





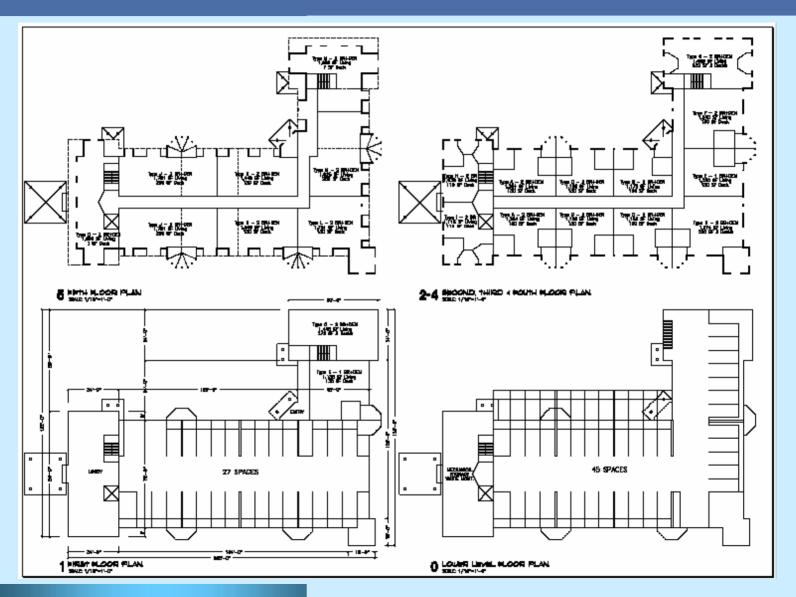
















WATER'S EDGE Completed 2006

- New bulkhead and walkway along water's edge completed
- New heavy vessel, handicap assessable, floating dock installed for use by cruise lines and visiting larger vessels
- Improved access to floating dock system serving seasonal and transient boaters













Water's Edge Completed: New metal railing, walkways and public areas













Water's Edge Completed: New metal railing, walkways and public areas





Water's Edge Completed

New metal railing, walkways and public areas















Bangor Landing



Photo of New Heavy Vessel Dock







"American Glory" from American Cruise Lines



Future "American Star" from American Cruise Lines

American Cruise Lines

- Operates 7 day cruises from Bangor waterfront
- American Cruise Lines is operating two ships in its 2007 Bangor schedule, *American Glory* and *American Star*
- American Star which carries 100 people had a ship naming ceremony in Bangor on June 16, 2007
- Passengers spend a day or two in Bangor, and generally use BIA

Charles Robertson, CEO of American Cruise Lines:

"We currently operate in 126 locations on the East Coast and Bangor is ... one of the best of them."

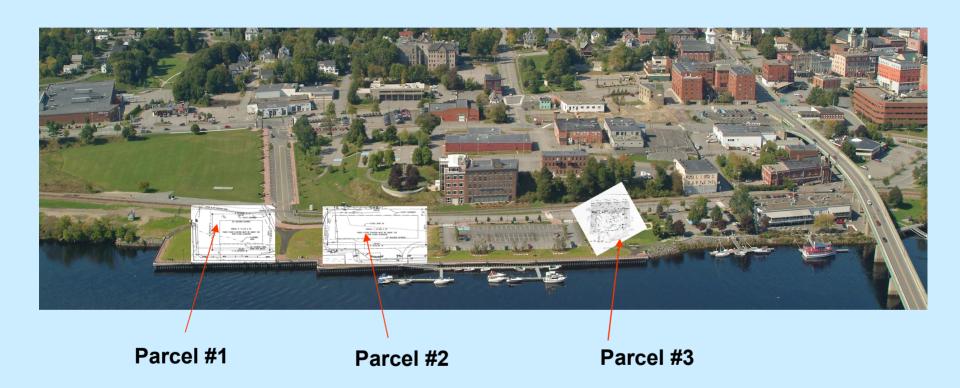




FRONT STREET DEVELOPMENT

- New surface parking
- Three commercial building sites with street level entertainment/restaurant use
- New floating heavy vessel dock
- Water's edge plazas and landscaping





Front Street Development Parcels





Front Street completed in 2003

Brick walkways, public seating, lighting, streetscapes and landscaping.

















MASTER PLAN FEATURES - OPEN SPACE

- Large riverfront park, 11 acres
- Programmable event space, 3.3 acres
- Riverfront walk
- Connections with existing open space



Waterfront Development area



Downtown

Bangor Waterfront Park





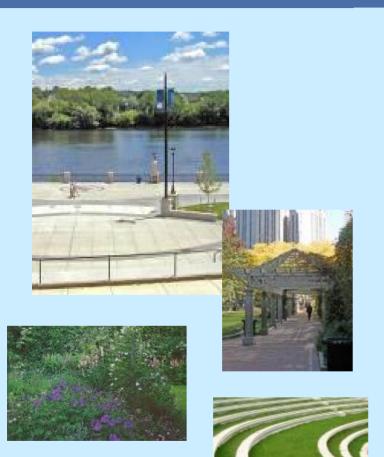




Examples of Developed Public Space













Examples of Developed Public Space





Examples of Developed Public Space

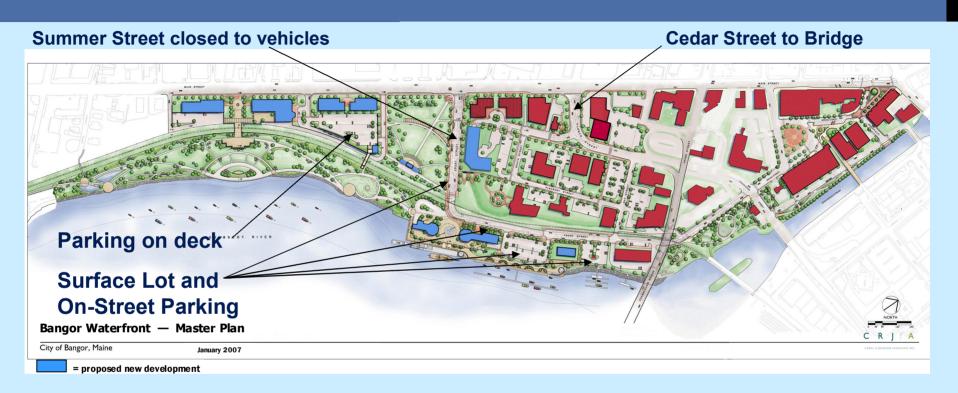






Current Issues / Next Steps





MASTER PLAN FEATURES - VEHICULAR CIRCULATION

- New approach to Chamberlain Bridge and cross town traffic on Cedar Street
- Summer Street closed
- Main Street gateway to Waterfront
- Parking is distributed
- All walkways and park areas are universally accessible





Plan and Perspective of West Market Square

- Improvements include roadway modification, seatwalls, lighting, planting and a fountain at West Market Square
- Interpretive materials are extensive
- Can be programmed for City events, including parades
- Is beginning of walk to the water with the continuous blue paver







CURRENT ISSUES / NEXT STEPS

- Begin public space improvements south of Railroad Street in 2007
- Attract residential development on Railroad/Summer Streets
- Attract entertainment development on Front Street
- Attract hotel, commercial and/or office space development on Main Street
- Seek additional funding for future phases
- Continue to program the waterfront, thereby encouraging interest and use
- Enjoy the results of your support of the City's Bangor Waterfront project!